



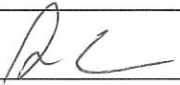


# Planning & Development

## Development Services Customer Service Center

One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

### Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<b>Section(s) of UDO affected:</b> Article 3.4. Frontage Requirements, Sec. 3.4.2 General Requirements, C.3.a.iii <b>Non-street Side:</b> Addition	<b>Transaction Number</b>
<p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings: <b>Whereas none of the existing buildings on the hospital campus are within the prescribed build-to area and the proposed addition is at least as close to the build-to as the existing adjacent buildings and the addition increases the width of the building, applicant believes the proposed addition conforms to the intent of Sec. 3.4.2.C.a.iii as well as Sec. 1.5.6.B.</b></p> <hr/> <p>Provide all associated case plan numbers including zoning and site plan: <b>BOA Variance A-16-17</b></p>	

GENERAL INFORMATION		
Property Address : 3400 Wake Forest Road, Raleigh, NC 27609		Date: 10/9/2017
Property PIN : 1715361608	Current Zoning: OX-5-PL	
Nearest Intersection : Wake Forest Road and Navaho Drive		Property size (in acres) 17.15 Acres
Property Owner : Duke University Medical System	Phone 919-286-8300	Mail: 2200 West Main St, Suite 650, Durham, NC 27705
	Email	
Project Contact Person : Tony Baldassari	Phone: 919-286-8311	Mail: 2200 West Main St, Suite 650, Durham, NC 27705
	Email: Anthony.baldassari@duke.edu	
Property Owner Signature 	Email Aaron.Cole@duke.edu	
Notary  Sworn and subscribed before me this <u>12</u> day of <u>October</u> , 20 <u>17</u>	Notary Signature and Seal  	



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## Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	YES	
2.	An application, signed by the property owner and notarized to that effect, is required.	YES	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.		N/A
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	YES	






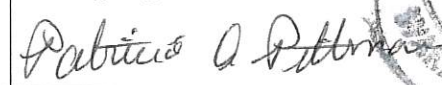
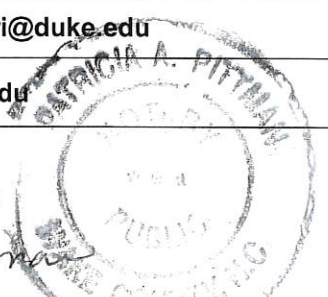
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### Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p>Section(s) of UDO affected: <b>7.2.5. Screening, C. Service Areas, Paragraph 3.</b></p> <p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings: <b>The section requires a 3 sided enclosure with gates. The hospital compactors are located 80 feet from the public street right-of-way; are oriented perpendicular to the right-of-way; are accessed directly from the adjacent loading dock; and to the west is a 24 foot tall interior site retaining wall. Therefore, applicant proposes to screen the compactors only on the side that faces the public right-of-way and is visible from adjacent properties and not provide a 3 sided enclosure with gates.</b></p> <p>Provide all associated case plan numbers including zoning and site plan: <b>BOA Variance A-16-17</b></p>	<p>Transaction Number</p>

GENERAL INFORMATION		
Property Address : 3400 Wake Forest Road, Raleigh, NC 27609		Date: 10/9/2017
Property PIN : 1715361608	Current Zoning: OX-5-PL	
Nearest Intersection : Wake Forest Road and Navaho Drive		Property size (in acres) 17.15 Acres
Property Owner : Duke University Medical System	Phone 919.296.8300	Mai: 2200 West Main St, Suite 650, Durham, NC 27705
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TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	YES	
2.	An application, signed by the property owner and notarized to that effect, is required.	YES	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.		N/A
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	YES	

# MEMO

**To:** Planning and Development Officer  
City of Raleigh, NC

**Date:** October 18, 2017

**From:** N. Scott Jones, AIA

**Copies To:** HOK file/

**Client:** Duke Health, Facility Planning, Design &  
Construction

**Project:** Duke Raleigh Hospital Addition

**Project #:** 16.14004.00

**RE: City of Raleigh – UDO Administrative Alternates**

## Part 1 - Article 1.5. Measurement, Exceptions & General Rules of Applicability, Sec. 1.5.6. Build-to, D. Administrative Alternate Findings

1. The proposed addition meets the intent of the build-to regulations in that it strengthens the existing street edge along the right-of-way of Wake Forest Road by creating a sense of enclosure and continuity between the existing Hospital and Medical Office Building. This is further enhanced by the building canopies and tree planting that create a formal rhythm along the street frontage. See Exhibit 1.
2. The proposed addition conforms with the Comprehensive Plan and adopted city plans for the area
3. The proposed addition **does not** negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context. In fact its placement reinforces the existing build-to pattern established by the existing building on the campus.
4. The change in percentage of building that occupies the increased setback does not negatively impact pedestrian access, comfort or safety. In fact, the addition's placement and accompanying site work brings order, and increased pedestrian access and safety, by segregating vehicular flow from pedestrian circulation and improves off-site as well as on-site pedestrian access.
5. The site is accessed primarily by automobile which is reflected by its zoning classification as OX-5-PL. The site area within the build-to not occupied by vehicular circulation and parking, or would have otherwise been occupied by building, is to be developed as outdoor amenity areas. These areas consists of structured landscaped seating areas adjacent to the main building entries that also incorporates a mature pin oak and a pedestrian "allee" with seating that connects the pedestrian site circulation to the parking garage as well as the public right-of-way. Additionally, to increase the outdoor amenity area, a courtyard is proposed that will extend the interior areas to outdoor seating and gathering areas. This area also breaks up the building massing on the interior of the site and provides daylight and views to interior building spaces.

## Part 2 – Section 7.2.5. Screening, C. Service Areas, Paragraph 3.

1. The hospital compactors are located to the side of the rear portion of the addition. They are 80 feet from the public street right-of-way; are oriented perpendicular to the right-of-way; are accessed directly from the adjacent loading dock; and to the west is a 24 foot tall interior site retaining wall. Therefore, the side that faces the public right-of-way is the only side that is visible from adjacent properties and will be screened. See Exhibit 2 and 3.
2. This service area is not fully integrated into the building and therefore not required to be screened with roll down door or other opaque screen.
3. The proposed screen is a 6 foot tall metal screen panel that is compatible with the building's principal roof screen in texture, quality, material and color.





Prepared For

**Duke Raleigh Hospital**

Duke University Medical Center & Health System

2200 West Main Street, Suite 650  
Durham, North Carolina 27705

 **Duke Raleigh Hospital**

DUKE UNIVERSITY HEALTH SYSTEM

Contract No FPDC-364



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### Key Plan

NOT TO SCALE



Professional Seals

**NOT FOR CONSTRUCTION**

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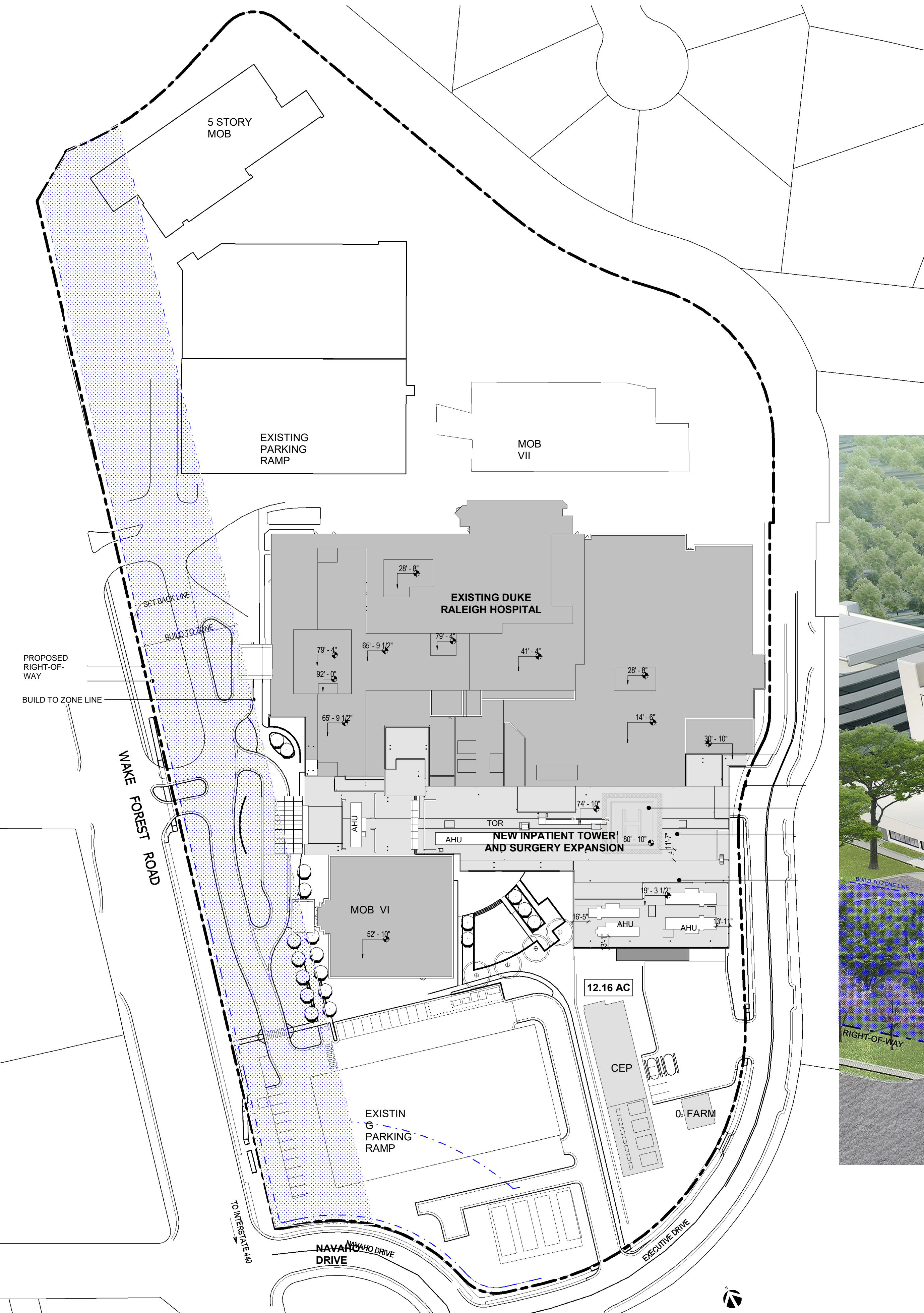
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Sheet Title

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number



## 2 ROOF PLAN



1 AERIAL VIEW





Contract No FPDC-364



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### Key Plan

NOT TO SCALE



Professional Seals

**NOT FOR CONSTRUCTION**

[illegible]

Date of First Issue: 2017-10-18

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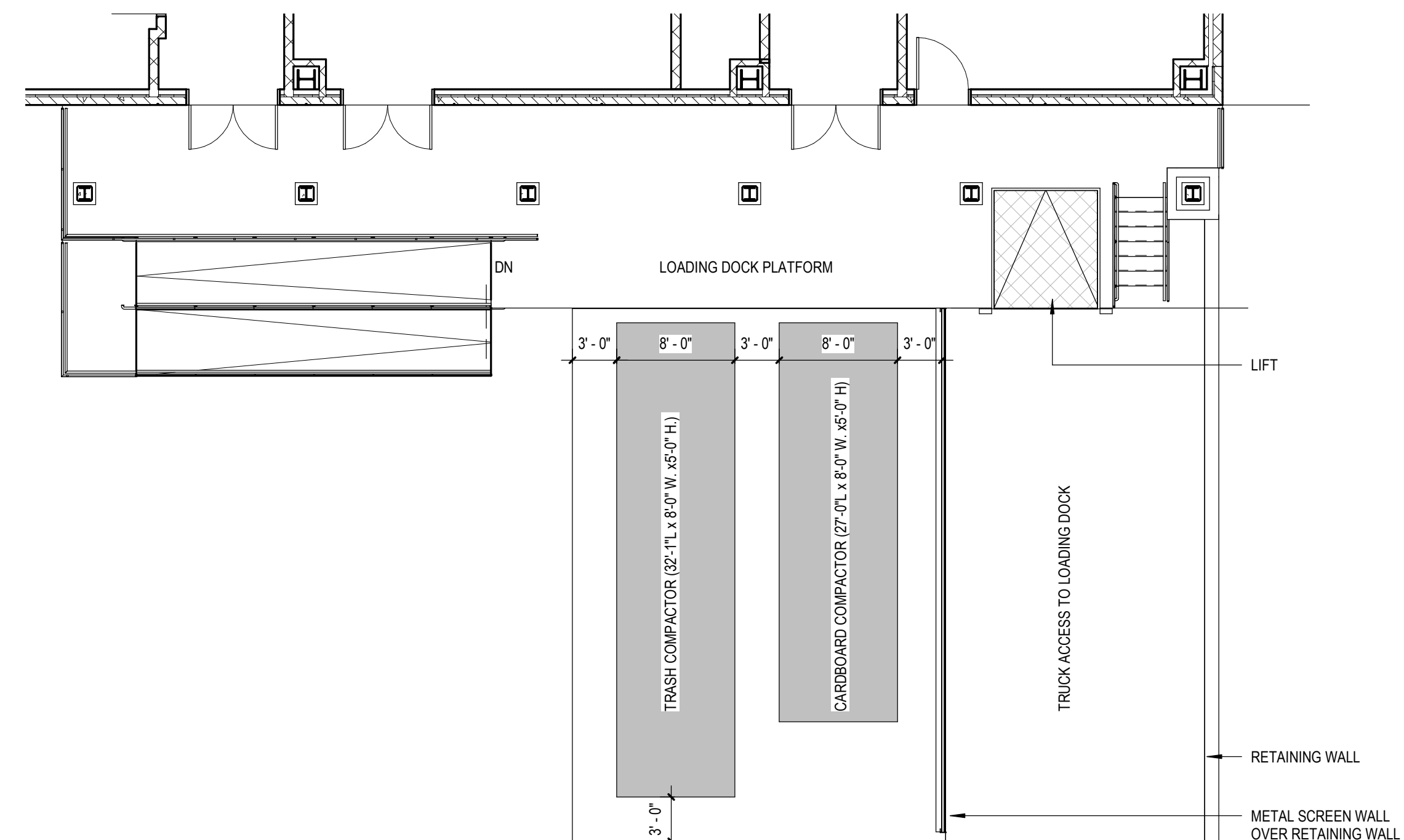
Sheet Title

## ELEVATION AND LOADING DOCK PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number

## Exhibit 2



## 2 AXON AT LOADING DOCK COMPACTORS

1 LOADING DOCK SCREEN WALL PLAN AT COMPACTORS



